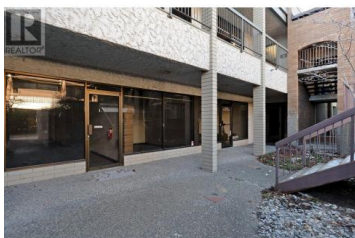


## 1461 St Paul Street 100/200 Kelowna British Columbia

Kelowna North

**\$3,988,000**



Location location This versatile property is ideal for Office Space, Medical Centre, Law Offices , Adjacent to Bernard Ave, in the sought-after ""Brooklyn at Bernard"" neighborhood ,, Interior space 10,000 sq ft (Two levels of 5,000 sq ft each) Lot Size: 50' x 150' This remarkable commercial property features a modern West Coast Contemporary design, making it a perfect investment for those looking to capitalize on Kelowna's booming market. It is uniquely divided into two strata titles (100 & 200), being offered for sale together. Current Configuration: 100 Level: Four individually rentable suites suitable for office, retail, or service opportunities, providing flexibility for diverse tenants. 200 Level: Two large office suites designed for organizations looking for spacious, professional environments. Amenities Shared access to beautifully landscaped inner garden, pergola, and fountain area with adjacent Courtyard strata. Parking: Five designated stalls at the rear and six additional stalls available for rent across the lane. Investment with Future Redevelopment Potential Investment Highlights: Prime Location near Bernard Ave Strong demand for office and retail spaces in the area Existing infrastructure and landscaping creating a vibrant business environment Opportunity for your business or lease it out as an investment property!! (id:6769)



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